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ERP-133

I-2591

437



पश्चिम बंगाल WEST BENGAL

23AA 676530

Certified that the document is admitted to registration, and the signature sheet and the endorsement, if any, attached to this document are the part of this document.

1422/8  
 Value Set forth ... 8810/-  
 Stamp Duty Payable ... 8810/-  
 Stamp Duty Paid ... 10/-  
 Total Stamp Duty ... 8820/-

Additional Dist. Sub-Registrar  
 Maynaguri, Jalpaiguri

4(1) Rs. 250-00  
 4(2) Rs. 800-00  
 P.T.A. Rs. 20-00  
 Total Rs. 350-00

13 AUG 2008

Signature of Official

11/8/08 **DEED OF SALE**

**THIS DEED OF SALE** made this the 12<sup>th</sup> day of August, Two Thousand Eight (2008) **BETWEEN (1) SRI DEBNARAYAN ROY, (2) SRI DIPAK ROY**, both sons of Late Bhupendra Nath Roy, all by faith-Hindu, by Occupation-Cultivation, Nationality-Indian, **(3) SMT. MANJU BURMAN**, wife of Sri Dipu Burman, **(4) SMT. KALPANA ROY**, wife of Sri Nilu Roy, **(5) SMT. JHUMA DEY**, wife of Sri Debu Dey, all of by faith-

Serial..... 1028  
Dt..... 27.08.08  
Name.....  
Address.....

S. Sarkar. (Adv)  
Alipore Jle. Kol-27

A. K. Purkayastha (Stamp Vendor)  
Alipore Police Court, Kol-27

Deb narayan Roy  
VICIT  
705



Deb narayan Roy



706

Dinakar Roy



707

মঞ্জু বর্মিন



708

Kulpama Roy



~~ALIPORE POLICE COURT~~

27 AUG 2008



8210/-  
8210/-  
8210/- :: 2 ::

8210/-  
(Rupees 120/11/0128) as a Bond  
Bref bearing No. of State Bank  
of India 019547 Code 1899 to  
make up the proper Stamp Duty with which  
the Document is Chargeable

COLLECTOR  
U/S. 201(b) of I.S. Act, 1899  
A.D.S.H, Maynaguri, Jalpaiguri

Hindu, by Occupation-Housewife, Nationality-Indian, (6) **SRI** 13/8/08  
**RAMESH ROY**, son of Late Gorui Roy, by faith-Hindu, by  
Occupation-Cultivation, Nationality-Indian, all are residing at  
Village-Jharmatiali, Post office-Lataguri, Police Station-Mal,  
District-Jalpaiguri, hereinafter jointly called and referred to  
as the "**VENDORS**" (which term or expression shall unless  
excluded by or repugnant to the subject or context be deemed  
to mean and include their heirs, executors, legal  
representatives and assigns) of the **FIRST PART**.

**AND**

**EPOCH GREEN FIELDS IT PARKS DEVELOPMENT  
LIMITED**, a Company incorporated under the provisions of  
the Companies Act. 1956, having its registered office at  
"**Vishwakarma**", 86C, Topsia Road (South), Police Station-  
Topsia, Kolkata-700 046, represented by its Authorised  
Signatory **SRI SOMENATH CHAKRABORTY**, son of late  
Abinash Chakraborty, by faith-Hindu, by occupation-Service,  
working for gain at "**Vishwakarma**", 86C, Topsia Road  
(South), Police Station-Topsia, Kolkata-700 046, hereinafter  
called and referred to as the "**PURCHASER**" (which term or  
expression shall unless excluded by or repugnant to the  
subject or context be deemed to mean and include its  
successors-in-office, lawful entity holders, administrators,  
legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** one Kamalini Roy, wife of Late Bhupendra Nath  
Roy,, was the recorded owner in possession in respect of **ALL  
THAT** piece and parcel of Dohala land measuring 6 decimals,  
out of 32 decimals, comprised in R.S. & L.R. Dag No. 731,  
**ALL THAT** piece and parcel of Dohala land measuring 6  
decimals, out of 32 decimals, comprised in R.S. & L.R. Dag



709

Jhuma Dey



710

১৯২৮ খ্রিঃ



REGISTRAR OF COMPANIES  
WEST BENGAL

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No. 763 and **ALL THAT** piece and parcel of Dohala land measuring 12 decimals, out of 72 decimals, comprised in R.S. & L.R. Dag No. 776, all of under L.R. Khatian No. 48 of Mouza-Jharmatiali, J.L. No. 92, Touzi No. 84, R.S. No. 59, Pargana-Dakshin Mainaguri, Police Station-Mal, within the limits of Lataguri Gram Panchayet, District Sub Registration Office-Jalpaiguri, Additional District Sub Registration Office-Maynaguri, District-Jalpaiguri.

**AND WHEREAS** one Bikhali Roy was the Owner in possession in respect of **ALL THAT** piece and parcel of Dohala land measuring 5 decimals, out of 32 decimals, comprised in R.S. & L.R. Dag No. 763, under L.R. Khatian No. 179, of Mouza-Jharmatiali.

**AND WHEREAS** one Ramesh Chandra Roy was the Owner in possession in respect of **ALL THAT** piece and parcel of Dohala land measuring 5 decimals, out of 32 decimals, comprised in R.S. & L.R. Dag No. 763, under L.R. Khatian No. 243 of Mouza-Jharmatiali.

**AND WHEREAS** during the lifetime Bikhali Roy sold away some portion of land from R.S. & L.R. Dag No. 763 and she had retained Dohala land measuring 1 decimal in R.S. & L.R. Dag No. 763.

**AND WHEREAS** during the lifetime Kamalini Roy sold away some portion of land from R.S. & L.R. Dag Nos. 731, 763 & 776 and she had retained Dohala land measuring 3 decimals, in R.S. & L.R. Dag No. 731, Dohala land measuring 6 decimals, in R.S. & L.R. Dag No. 763 and Dohala land measuring 12 decimals, in R.S. & L.R. Dag No. 776.





*[Handwritten Signature]*  
REGISTRAR  
OF COMPANIES  
JALPAIGURI

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**AND WHEREAS** the said Ramesh Chandra Roy sold away some portion of land from R.S. & L.R. Dag No. 763 and now he retained Dohala land measuring 1 decimal in R.S. & L.R. Dag No. 763.

**AND WHEREAS** the said Bikhali Roy died intestate leaving behind his son-Ramesh Chandra Roy the Vendor No. 6 and one daughter-Kamalini Roy as his heirs and after the demise of Bikhali Roy his son and daughter jointly inherited the property left by her.

**AND WHEREAS** the said Kamalini Roy died intestate leaving behind his two sons- Debnarayan Roy and Dipak Roy, the Vendor Nos. 1 & 2, and three daughters-Manju Burman, Kalpana Roy and Jhuma Dey the Vendor Nos. 3, 4 & 5 as his heirs and after the demise of Kamalini Roy his two sons and three daughters inherited the property jointly left by her.

**AND WHEREAS** thus the Vendor No. 6 is the Owner in possession in respect of Dohala land measuring 1 ½ decimals, out of 32 decimals, comprised in R.S. & L.R. Dag No. 763, under L.R. Khatian No. 179 & 243, while the Vendor Nos. 1 to 5 are the Owners in possession respect of Dohala land measuring 3 decimals, in R.S. & L.R. Dag No. 731, Dohala land measuring 6 decimals, in R.S. & L.R. Dag No. 763 and Dohala land measuring 12 decimals, in R.S. & L.R. Dag No. 776, under L.R. Khatian No. 48, all of Mouza-Jharmatiali, which is morefully described in the **SCHEDULE** hereunder and hereinafter referred to as the "***Said Property***."



~~ADDL. DIST. SUB-REGISTRAR  
JALPAIGURI~~

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**AND WHEREAS** due to urgent need of money, the Vendors declared to sell the aforesaid property to the intending buyer/ buyers.

**AND WHEREAS** being aware of such intention of the Vendors, the Purchaser through its representative approached the Vendors for purchasing the aforesaid property.

**AND WHEREAS** the present Vendors agreed to sell the said property to the Purchaser on negotiation the price for the said property has been settled at a total sum of Rs. 77,000/- (Rupees Seventy Seven Thousand) only, which amount according to the Vendors is the highest available market price for the said property.

**NOW THIS INDENTURE WITNESSETH** as follows :- that in pursuance of the negotiation and in consideration of the said sum of Rs. 77,000/- (Rupees Seventy Seven Thousand) only paid by the Purchaser to the Vendors on or before the execution of this Deed, the receipt whereof is being acknowledged by the Vendors as per Memorandum of Consideration appended hereunder, the Vendors doth hereby grant, sale, convey, transfer, assign and assure unto the Purchaser, the said property morefully and particularly described in **SCHEDULE** hereunder written **TOGETHER WITH** all liberties, privileges and easements whatsoever annexed to the "**SAID PROPERTY**" and all the estate, right, title, interest, claim and demand whatsoever of the Vendors into or upon the same and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and for ever together with title deeds, writings,



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muniments and other evidences of title and the Vendors do hereby covenant with the Purchaser that notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachment or defect in title whatsoever and handed over possession of the said property simultaneously with the execution of this Deed and that the Vendors have full power and absolute authority to sell the said property in the manner as aforesaid and the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or any person claiming through or under them **AND** further that the Vendors and their heirs, executors, legal representatives and assigns covenant with the Purchaser to save harmless, indemnify and keep indemnified the Purchaser and its successors-in-office, nominee or nominees and assigns against all encumbrances, charges and equities whatsoever **AND** the Vendors and their heirs, executors, legal representatives and assigns further covenant that they or their heirs, executors, legal representatives and assigns shall at the request and the cost of the Purchaser or its successors-in-office, nominee or nominees and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed. The Vendors shall render all assistance in mutating the name of the Purchaser in the records of the B.L & L.R.O. Mal and Lataguri Gram Panchyet as owners of the said property.





*[Signature]*  
REGISTRAR  
BANGALORE

13 APR 2008

**THE SCHEDULE ABOVE REFERRED TO**  
*(Description of the Properties hereby sold)*

**ALL THAT** piece and parcel of **Dohala** land measuring **3(three)** decimals, out of 32 decimals, comprised in **R.S. & L.R. Dag No. 731(seventy hundred and thirty-one)**, under L.R. Khatian No. 48, **ALL THAT** piece and parcel of **Dohala** land measuring **8(eight)** decimals, out of 32 decimals, comprised in **R.S. & L.R. Dag No. 763 (seven hundred and sixty-three)**, under L.R. Khatian Nos. 48, 179 & 243 and **ALL THAT** piece and parcel of **Dohala** land measuring **12(twelve)** decimals, out of 72 decimals, comprised in **R.S. & L.R. Dag No. 776(seven hundred and seventy-six)**, under L.R. Khatian No. 48, all of Mouza-Jharmatiali, J.L. No. 92, Touzi No. 84, R.S. No. 59, Pargana-Dakshin Maynaguri, Police Station-Mal, within the limits of Lataguri Gram Panchayet, District Sub Registration Office-Jalpaiguri, Additional District Sub Registration Office-Maynaguri, District-Jalpaiguri together with all rights of easement, facilities and amenities annexed thereto. The landed property is butted and bounded as follows :-

**DAG NO. 731**

**ON THE NORTH** : By Land of the Purchaser;  
**ON THE SOUTH**: By Land of the Purchaser;  
**ON THE EAST** : By Land of the Purchaser;  
**ON THE WEST** : By Land of the Purchaser

**DAG NO. 763**

**ON THE NORTH** : By Land of the Purchaser;  
**ON THE SOUTH**: By Land of the Purchaser;  
**ON THE EAST** : By Land of the Purchaser;  
**ON THE WEST** : By Land of the Purchaser



**REGISTRAR OF COMPANIES**  
**JHARKHAND**  
**RANCHI**

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**DAG NO. 776**

**ON THE NORTH** : By Land of the Purchaser;  
**ON THE SOUTH**: By Land of the Purchaser;  
**ON THE EAST** : By Land of the Purchaser;  
**ON THE WEST** : By Land of the Purchaser

The landed property mentioned in **SCHEDULE** altogether measuring **23(Twenty-three) decimals** and is being used as agricultural purpose and there is no passage for egress from and ingress into.

**IN WITNESS WHEREOF** the **VENDORS** have put their signatures on this the day, month and year first above written.

**SIGNED SEALED & DELIVERED**

in the Presence of :-

**WITNESSES** :-

1. Mangal Karca  
Bichabhangra  
Lata Gutai  
Salpati Gutai

Deb narayan Roy

Dipak Roy

ଅନୁମୋଦିତ

Kalpana Roy

Jhuma Dey

ଅନୁମୋଦିତ

Signature of the **VENDORS**

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ଅନୁମୋଦିତ  
ଅନୁମୋଦିତ



~~ADD. DIST. SUB-REGISTRAR  
JALPAIGURI~~

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**MEMORANDUM OF CONSIDERATION**

**RECEIVED** a sum Rs. 77,000/- (Rupees Seventy Seven Thousand) only in cash from the Purchaser in respect of the property, mentioned in **SCHEDULE** hereinabove:-

**WITNESSES :-**

1. Mangal Koka  
Bichabhangga.  
Lata gutei Jalpai gutei  
Ps - Mal

Deb narayan Roy

Dipak Roy

ଅ.ପ. ଦିପକ

2. ~~Prasenjit Kumar Sarkar~~  
~~ଅ.ପ. ପ୍ରସନ୍ନ କୁମାର~~

Kalpama Roy

Jhuma Dey

କଲ୍ପମା ରୟ

Signature of the **VENDORS**

**Readover and Explained to the Vendors  
and Drafted by & Prepared in the office of :-**

Subhankar Sarkar

**Subhankar Sarkar**

Advocate

Enrolment No. WB/205/1997  
Alipore Judges' Court, Kolkata-700 027.

**Computer Print by :-**

Tuphan Ganguly

**Tuphan Ganguly**

Alipore Judges' Court, Kolkata-700 027.





*[Handwritten Signature]*  
ADD. DIST.  
SUB-REGISTRAR  
JALPAIGURI

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	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name : SRI DEBNARAYAN ROY

Signature : *Debnarayan Roy*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name : SRI DIPAK ROY

Signature : *Dipak Roy*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name : SMT. MANJU BURMAN

Signature : *মঞ্জু বর্মান*



~~REGISTRAR~~  
~~MAHARASHTRA~~

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	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name : SMT. KALPANA ROY

Signature : *Kalpana Roy*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name : SMT. JHUMA DEY

Signature : *Jhuma Dey*





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REGISTRAR  
REGISTRAR

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Thumb First Finger Middle Finger Ring Finger Small Finger

Left Hand



Right Hand



Name : SRI RAMESH ROY

Signature :



Thumb First Finger Middle Finger Ring Finger Small Finger

Left Hand



Right Hand



Name : SRI SOMNATH CHAKRABORTY

Signature :





~~ADD. DIST. SUB-REGISTRAR~~  
~~REGISTRAR OF COMPANIES~~  
~~BANGALORE~~

3 AUG 2008

Government Of West Bengal  
Office of the A. D. S. R. MOYNAGURI  
MOYNAGURI  
Endorsement For deed Number :1-02591 of :2008  
(Serial No. 02321, 2008)

On 12/08/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 12:39 hrs on 12/08/2008 at the Private residence by Debnarayan Roy one of the Executants

Name of the Registering officer Pijush Kanti Bhadury  
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

On 13/08/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article - A(1) = 1562/- on 13/08/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 142278/-

Certified that the required stamp duty of this document is Rs 7114 /- and the Stamp duty paid as impressive Rs- 10

Deficit stamp duty

Deficit stamp duty Rs 8210/- is paid, by the draft number 074647 Draft Date 08/08/2008 Bank Name STATE BANK OF INDIA, Park Circus, Kolkata, received on 13/08/2008

Admission of Execution(Under Section 58)

Execution is admitted on 13/08/2008 by

1. Sri Debnarayan Roy, son of Late Bhupendra Nath Roy, Vill- Jharmatali P. O- Lataguri Dist- Jaipaguri Thana Mai, By caste Hindu, by Profession : Cultivation
2. Sri Dipak Roy, son of Late Bhupendra Nath Roy, Vill- Jharmatali P. O- Lataguri Dist- Jaipaguri Thana Mai, By caste Hindu, by Profession : Cultivation
3. Smt. Manju Burman, wife of Sri Dipu Burman, Vill- Jharmatali P. O- Lataguri Dist- Jaipaguri Thana Mai, By caste Hindu, by Profession : House wife
4. Smt. Kalpana Roy, wife of Sri Nilu Roy, Vill- Jharmatali P. O- Lataguri Dist- Jaipaguri Thana Mai, By caste Hindu

[Pijush Kanti Bhadury]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
MOYNAGURI

Govt. of West Bengal





*[Signature]*  
ADDL. DIST. SUB-REGISTRAR  
JALPAIGURI


13 AUG 2008

Government Of West Bengal  
Office of the A. D. S. R. MOYNAGURI  
MOYNAGURI

Endorsement For deed Number :I-02591 of :2008  
(Serial No. 02321, 2008)

by Profession House wife  
5 Smt Jhuma Dey wife of Sri Debu Dey Vill- Jharmatali P. O- Lataguri Dist- Jalpaiguri Thana Mal. By caste Hindu by Profession House wife  
Sri Ramesh Roy son of Late Gorai Roy Vill- Jharmatali P. O- Lataguri Dist- Jalpaiguri Thana Mal. By caste Hindu by Profession Cultivation  
Identified By Dwijen Roy son of Padmamohan Roy Vill- Lataguri Dist- Jalpaiguri Thana Mal. by caste Hindu. By Profession Others

Name of the Registering officer :Pijush Kanti Bhadury  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

  
[Pijush Kanti Bhadury],  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
MOYNAGURI  
Govt. of West Bengal



~~ADD. DIST. SUB-REGISTRAR  
JALPAIGURI~~

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 4267 to 4282  
being No 02591 for the year 2008.



(Pijush Kanti Bhadury) 13-August-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. MOYNAGURI  
West Bengal

11 3 AUG 2008



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